150.0	0002	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,063,500	/	1,063,500
USE VALUE:	1,063,500	/	1,063,500
ASSESSED:	1,063,500	/	1,063,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN SUZANNE
Owner 2:	
Owner 3:	
Street 1:	105 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN KYLE J/SUZANNE -
Owner 2:	-
Street 1:	105 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,725 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Clapboard Exterior and 2206 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4725.000	614,100		449,400	1,063,500
Total Card	0.108	614,100		449,400	1,063,500
Total Parcel	0.108	614,100		449,400	1,063,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.09 | /Parcel: 482.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	98897
GIS Ref	
GIS Ref	
Insp Date	02/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	614,200	0	4,725.	449,400	1,063,600	1,063,600	Year End Roll	12/18/2019
2019	101	FV	440,200	0	4,725.	421,300	861,500	861,500	Year End Roll	1/3/2019
2018	101	FV	435,000	0	4,725.	348,300	783,300	783,300	Year End Roll	12/20/2017
2017	101	FV	435,000	0	4,725.	320,200	755,200	755,200	Year End Roll	1/3/2017
2016	101	FV	435,000	0	4,725.	292,100	727,100	727,100	Year End	1/4/2016
2015	101	FV	411,000	0	4,725.	286,500	697,500	697,500	Year End Roll	12/11/2014
2014	101	FV	411,000	0	4,725.	266,300	677,300	677,300	Year End Roll	12/16/2013
2013	101	FV	411,000	0	4,725.	253,300	664,300	664,300		12/13/2012

!11725!

PRINT

Date	Time
12/11/20	01:51:51

LAST REV

Date	Time
04/24/18	10:05:31
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11725

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN KYLE J	61682-304		4/26/2013	Convenience	1	No	No		
BROWN ERIC/LYNN	52083-458		1/14/2009		650,000	No	No		
SPERLING ADAM/A	48497-182		11/15/2006		725,000	No	No		
HAYES PATRICK J	45574-8		7/8/2005	Change>Sale	695,000	No	No		
COLLINS WALTER	44202-556		11/30/2004	Change>Sale	380,000	No	No		
	9279-437		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	98897
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2016	1288	Wood Dec		O				new front deck gro
6/13/2013	859	Wood Dec	28,500					
3/23/2010	213	Porch	17,700	C				BUILD EFP ON FRONT
1/11/2005	62	Addition	175,000	C		G6	GR FY06	ADD 2ND FLR & REMO
12/1/2004	1142	Demoliti						

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
7/11/2013	Info Fm Prmt	EMK	Ellen K
6/16/2010	Info Fm Prmt	BR	B Rossignol
12/22/2008	Measured	372	PATRIOT
2/27/2007	MLS	MM	Mary M
6/8/2005	Permit Visit	BR	B Rossignol
2/28/2005	MLS	MM	Mary M
11/19/1999	Meas/Inspect	272	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

Total AC/HA:	0.10847	Total SF/SM:	4725	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	449,400	Spl Credit		Total:	449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22628975
Const Adj.:	0.99000001
Adj $ / SQ:	163.894
Other Features:	105774
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643731
Depreciation:	29612
Depreciated Total:	614120

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

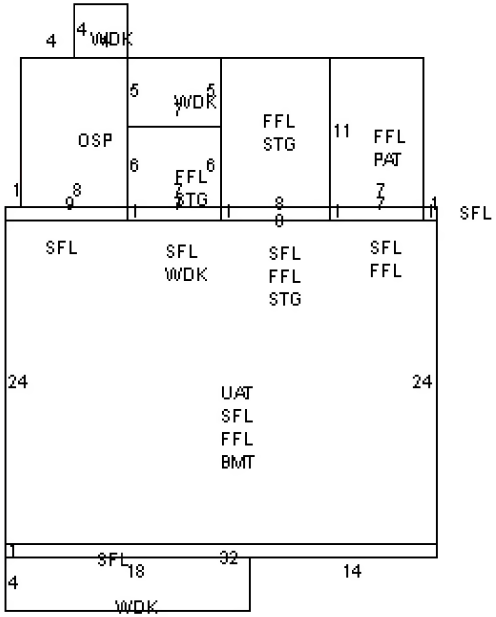
REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	990	163.890	162,255
SFL	Second Floor	832	163.890	136,359
BMT	Basement	768	78.670	60,418
UAT	Upper Attic	192	65.560	12,587
STG	Storage	138	7.370	1,018
WDK	Deck	130	13.560	1,762
OSP	Screen Porch	88	38.390	3,378
PAT	Patio	77	5.940	457
	Net Sketched Area:	3,215	Total:	378,234
Size Ad	1822	Gross Are	3791	FinArea 2206

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	217.98
Special Features:	0	Val/Su Net:	191.01
Final Total:	614100	Val/Su SzAd	337.05

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc